



THIS SPACE RESERVED FOR

**2019-000565**

**Klamath County, Oregon**

**01/22/2019 09:27:01 AM**

**Fee: \$87.00**

After recording return to:

William J. Hammerich

305 Haskins Rd.

Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

William J. Hammerich

305 Haskins Rd.

Bonanza, OR 97623

File No. 271116AM

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### STATUTORY WARRANTY DEED

**William Foulon and Robin Foulon, Trustees of the Foulon Family Trust dated April 27, 2005,**

Grantor(s), hereby convey and warrant to

**William J. Hammerich,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A piece or parcel of land situate in Sections 9 and 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8" iron pin from which the Center 1/4 corner of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 31° 42' 05" East 2,816.0 feet; thence North 86° 15' West, 332.35 feet to a 5/8 iron pin; thence South 2° 02' 25" West, 182.8 feet to a 5/8" iron pin; thence South 34° 49' 15" West, 273.55 feet to a 5/8" iron pin in the Northerly right of way fence of State Highway No. 140 as the same is presently located and constructed; thence South 57° 41' 55" East, along said right of way fence 599.75 feet to a 5/8" iron pin; thence North 1° 01' 15" West, 706.15 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$431,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18th day of JAN., 2019.

The Foulon Family Trust, dated April 27, 2005

By: William Foulon  
William Foulon, Trustee

By: Robin Foulon  
Robin Foulon, Trustee

State of Oregon} ss.  
County of Klamath}

On this 18th day of JAN., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared William Foulon and Robin Foulon, Trustees of The Foulon Family Trust, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock  
Notary Public for the State of Oregon»  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

